

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

FOR COURT USE ONLY

☐ Individual appearing without attorney
☒ Attorney for: Debtor/Debtor in Possession

In re:

CASE NO.: 2:20-bk-13673-SK

NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

Sale Date: 10/28/2020

Time: 9:00 am

Location: 9277 Elben Place, Sun Valley, 91352

Last date to file objections: 10/14/2020

Terms and conditions of sale:

Purchase Price - \$1,150,000.00, as is, where is,
To close 15 days after court approval, subject to overbid

Proposed sale price: \$ 1,150,000.00

Overbid procedure (if any): Initial overbid \$1,170,000.00, which is \$20,000 over Purchase Price with subsequent bids in \$2,000.00 increments. Must notice Debtor's counsel at least 2 business days prior to sale, provide check payable to Debtor in the amount of \$23,000, sign purchase agreement similar to Buyer and provide proof of funds

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

October 28, 2020
9:00 am
Ctrm 1575
255 E. Temple St.
New Orleans, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Michael R. Totaro
Totaro & Shanahan
P.O. Box 789
Pacific Palisades, CA 90272
(800) 541-2802 (v)
(310) 496-1260 (f)
ocbkatty@aol.com

Date: 10/05/2020

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

P.O. Box 789, Pacific Palisades, CA 90272

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 10/05/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 10/05/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

10/06/2020 Michael R. Totaro
Date *Printed Name*

/s/ Michael R. Totaro
Signature

By Nef

- Richard A Brownstein rbrownstein@lbinsolvency.com,
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m;abostic@lbinsolvency.com;haberbushassistant@lbinsolvency.com
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- Ron Maroko ron.maroko@usdoj.gov
- Michael R Totaro Ocbkatty@aol.com
- United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

By Mail

Andrew Nowaczek & Audrey Nowaczek

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Sunland, CA 91040

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10010 Helen Ave.
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Franchise Tax Board

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GM Engineering, Inc

6634 Valjean Ave.
Van Nuys, CA 91406

Kacey Gwangjoon Ko and

Kyongho Shin Ko
6817 Apperson St.
Tujunga, CA 91042

LOS ANGELES COUNTY TREASURER AND TAX COLLECTOR

PO BOX 54110
LOS ANGELES CA 90054-0110

Pavel Ivanov

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